

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

| # | Environmental Factor | Mitigation | Action Required | When Monitoring to Occur | Responsible Agency or Party | Monitoring Agency or Party |
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| 1.1 | Aesthetics | Project shall comply with section 22.44.133.G and Part 9 of Chapter 22.44 (commencing with section 22.44.500) of the Los Angeles County Code (Dark Skies Ordinance). Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens) and low stature fixtures (2.5-3 ft. in height). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. Security lighting, if used, shall be on an infrared detector and may not be continuously illuminated except in cases of actual emergency. | Regional Planning Staff will inspect lighting on-site. Provide lighting as specified | Prior to issuance of Certificate of Occupancy. | Applicant and any subsequent owner(s) | Department of Regional Planning |
| 1.2 | Aesthetics | The proposed residence and pool house accessory structure shall be limited to one-story in height, and shall utilize earth-tone colors that blend in with the natural colors of the surrounding environment. The driveway and any exterior walls shall also be of earth tone colors or materials that blend in with the natural color of the surrounding environment. A landscape/fuel modification plan approved by the Biologist on Staff at Regional Planning, and by the Fuel Modification Unit of the Fire Department, shall be implemented to provide effective screening for the residence while still meeting fire protection requirements. | Submit final landscape/fuel modification plan for approval to County Biologist. Final site and elevation plans depicting earth tone colors of structures, walls and driveway must be submitted to Regional Planning for review and approval. | Prior to final fuel modification plan approval by Fuel Modification Unit of Fire Department | Applicant | Department of Regional Planning, Fire Department Fuel Modification Unit |

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| 4.1 | Biological Resources | Based upon the recommendations of the Santa Monica Mountains Conservancy to preserve native flora and fauna on and near the subject site, the applicant has agreed to accept a condition to donate a perpetual conservation easement to the Mountains Recreation and Conservation Authority (MRCA) or a public entity which is recognized and acceptable to the Director of Regional Planning over all portions of the property west of (down slope from) the 1380 elevation contour. The applicant has also agreed to accept a condition to donate a second perpetual conservation easement to the Mountains Recreation and Conservation Authority (MRCA) or a recognized public entity that includes a contiguous, minimum 20-foot-wide section of property that connects the easement described above to the eastern property boundary. Said easements must be recorded prior to the issuance of any permits including grading permits. Said easements shall not be subordinate to any loans or liens on the property. Said easements shall prohibit all fencing, walls, retaining walls, lighting, non-native plants, hardscape, domestic animal enclosures, or storage of materials. Said easements shall allow non-overhead irrigation and brush clearance required by the Fire Department. All costs associated with annual fuel modification work must be agreed upon by the property owner and the designated easement holder or, in the event of no agreement, all costs will be the responsibility of the property owner. A copy of the executed agreement and all recorded easements shall be provided to the Department of Regional Planning, and to the Fire Department's Fuel Modification Unit. | Contact Department of Regional Planning Staff Biologist to coordinate. A site plan must be prepared clearly depicting the boundaries of the described conservation easements. | Prior to issuance of grading and building permits | Applicant | Department of Regional Planning, MRCA, County Fire Department Fuel Modification Unit |
| 4.2 | Biological Resources | The applicant shall provide recordable metes and bounds legal descriptions of the conservation easements and a current preliminary title report to Regional Planning and the public entity in whose favor a conservation easement is granted. Prior to easement recordation, applicant shall pay a one-time \$500 processing fee to the public entity in whose favor a conservation easement is granted. | Contact Department of Regional Planning Staff Biologist to coordinate and review documents and reports. | Prior to issuance of grading and building permits | Applicant | Department of Regional Planning, and MRCA |
| 4.3 | Biological Resources | Perimeter fencing not allowed; however, security fencing adjacent to house is acceptable (e.g. around swimming pool). | Show any fencing on landscape plan, to be reviewed by Staff Biologist. | Landscape plan must be approved prior to issuance of grading and building permits. | Applicant | Department of Regional Planning |

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| 4.4 | Biological Resources | Shrub vegetation clearance for fuel modification requirements shall be done using hand tools to minimize soil disturbance. Department of Regional Planning Staff Biologist shall approve landscape/fuel modification plan, which shall show proposed brush clearance. All existing native vegetation shall be clearly depicted. Subsequent final approval by Fire Department's Fuel Modification Unit is required. Pre-construction vegetation clearance recommended between September and November. | Landscape/fuel modification plan must be submitted to Staff Biologist for review and approval. Final approval by Fire Department's Fuel Modification Unit. | Prior to issuance of grading and building permits, necessary fuel modification plan must be completed | Applicant | Department of Regional Planning |
| 4.5 | Biological Resources | Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). | A landscape plan must be submitted to Regional Planning for review and approval by the Staff Biologist before any vegetation clearance is conducted. | Prior to issuance of grading and building permits, necessary surveys must be completed | Applicant | Department of Regional Planning and CDFW |
| 4.5 A | Biological Resources | Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) normally should occur outside of the avian breeding season which generally runs from March 1-August 31 (as early as December 1 for some raptors and other bird species) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. For this project site, based on field inspections by the Senior Biologist of Regional Planning, project related activities likely to disturb bird nesting habitats shall be prohibited from December 1st through August 31st due to the potential of owls and hummingbirds nesting on site. | The landscape plan must clearly depict all existing native vegetation on-site prior to disturbance. Regional Planning approved Biological monitor required to be on-site during vegetation clearance activities inside of prohibited period. Conduct necessary bird surveys and work with Department of Regional Planning's Staff Biologist. | | | |

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| 4.5 B | Biological Resources | <p>If avoidance of the avian breeding season specified is not feasible, the Department of Regional Planning requires, and in accordance with recommendations with Cal Fish and Wildlife, that beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of disturbance areas (within 500 feet for raptors). The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, or can be deduced to exist immediately adjacent off-site, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.</p> | | | | |
| 4.5 C | Biological Resources | <p>Flagging, stakes, and/or flagged fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the County of Los Angeles the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> | | | | |

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| 4.5 D | Biological Resources | If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the County of Los Angeles and, upon request by the Department Staff Biologist. Based on the submitted information, the County of Los Angeles (and the Department, if the Department requests) will determine whether to allow a narrower buffer. | | | | |
| 4.5 E | Biological Resources | A biological monitor shall be present on site during all clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the County of Los Angeles during the clearing of vegetation, and shall notify the County immediately if project activities damage active avian nests. | | | | |
| 4.6 | Biological Resources | For watershed protection of Stokes Canyon and Dry Canyon, the slope edge of the residence shall have a runoff capture swale with plants or scavenge material that can be changed annually following the rainy season. In addition to standard LID requirements, cisterns shall be utilized to capture the first one-inch of rainwater runoff from all non-permeable surfaces for use in irrigation and firefighting purposes. | Show swale and cistern on site and landscape plan to be reviewed by Staff Biologist. | Prior to approval of landscape/fuel modification plan. | Applicant | Department of Regional Planning |
| 10.1 | Hydrology and Water Quality | Prior to construction of the proposed building and installation of the OWTS, the applicant shall seek reinstatement of the approval previously issued by the Department of Public Health on October 24, 2006. The applicant shall submit OWTS plans, a service request application, and the required fees to the Department of Public Health's Environmental Health Division. The applicant shall also complete a feasibility report in accordance with the requirements in effect at that time and submit to the Department of Public Health for further review and approval. | Check in with County Department of Public Health. Provide all documents of clearance to Regional Planning and Public Works. | Prior to issuance of grading and building permits | Applicant | Department of Regional Planning, Departments of Public Health and Public Works |

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| 10.2 | Hydrology and Water Quality | To ensure control of potential runoff into Stokes Canyon Creek, Cold Creek, or other State jurisdictional areas, the applicant shall verify with the California Department of Fish and Wildlife Services whether a Streambed Alteration Agreement is required for the project, and shall obtain any necessary approvals from the California Department of Fish and Wildlife. The applicant shall provide the Department of Regional Planning with a copy of any executed Streambed Alteration Agreement. | Check in with California Department of Fish and Wildlife, (805) 652-1868. Provide Regional Planning with copy of Streambed Alteration Agreement if issued. | Prior to issuance of grading and building permits | Applicant | Department of Regional Planning, California Department of Fish and Wildlife |
| 18.1 | Utilities and Service Systems | The existing on-site easement for the Las Virgenes Municipal Water District shall be maintained and kept clear of improvements, trees, shrubs, and other vegetation and the applicant shall abide by all conditions as stated in the easement agreement dated July 7, 2001. | All site, landscape, grading and drainage and fuel modification plans must have water district easement clearly depicted. Final check by Regional Planning Staff shall verify easement area is clear. Clearance will be communicated to Public Works' Building and Safety Office Calabasas. | Final check for easement clearance must be done prior to finalization of building permit. | Applicant | Department of Regional Planning, Public Works |
| 18.2 | Utilities and Service Systems | The applicant will provide the Department of Regional Planning and Public Works Building and Safety's Calabasas Office with a "Will Serve" letter from Las Virgenes Municipal Water District to ensure potable water for the proposed project. | Contact Las Virgenes Municipal Water District, provide a copy of "Will Serve" letter to Regional Planning and Public Works | Prior to issuance of grading and building permits | Applicant | Public Works Building and Safety Division |
| 19 | Mitigation Compliance | As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed. | Submittal and approval of compliance report and replenishing mitigation monitoring account | Yearly and as required until all measures are completed. | Applicant and subsequent owner(s) | Department of Regional Planning |